

IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION – SE/S
Charles Street & Towsontown Blvd.
(6701 North Charles Street)
9th Election District
4th Council District

Greater Baltimore Medical Center
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-353-SPHX
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, Greater Baltimore Medical Center (GBMC), by Thomas M. Goins, Vice President of Facilities Operations, through their attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special hearing to modify the previously approved site plan in prior Case No. 01-034-XA, and a special exception to permit maximum building elevation widths of 1900 feet (existing Hospital to Site C) and 1800 feet (Existing Hospital to Sites B, E and F), in lieu of the maximum allowed 300 feet, pursuant to Sections 1B01.2.B.2, 502 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970 Edition). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Thomas M. Goins on behalf of GBMC, property owner; Mitchell Kellman and David Locke, representatives of Daft-McCune-Walker, Inc., the consultants who prepared the site plan; and, Patricia A. Malone, Esquire, attorney for the Petitioners. Dan Hudson appeared as an interested person. There were no Protestants or other interested persons present.

The Greater Baltimore Medical Center (GBMC) is a well-known institutional property located with frontage on Charles Street and Towsontown Boulevard in Towson. The property contains a gross area of 74.7 acres, more or less, split zoned D.R.2 and R.O., and is improved with

ORDER RECEIVED FOR FILING

Date

By

a series of buildings collectively used by GBMC for its hospital/medical center, medical offices, and supporting infrastructure. The specifics of the hospital campus are more particularly shown on the site plan marked as Petitioner's Exhibit 1.

As noted above, special exception and variance relief was granted by the undersigned Zoning Commissioner in prior Case No. 01-034-XA to approve the construction of a series of buildings on a portion of the hospital grounds. Specifically, relief was granted to approve maximum building elevation widths of 425 feet and 510 feet for proposed Site B, 380 feet and 535 feet for proposed Site E, and 810 and 1100 feet for proposed Sites B and F, all in lieu of the maximum allowed 300 feet. Essentially, this relief was necessary because of the longstanding interpretation of the zoning regulations, which construed that if two or more buildings are connected by a covered passageway, they are considered to be a single structure. Thus, relief was requested in the prior case because the series of buildings proposed for construction would be *inter-connected* by covered walkways. However, from a practical standpoint the buildings could be considered as separate units, albeit connected to one another.

Apparently, as the result of further development of GBMC's plans for expansion, it has been decided that virtually the entire improved campus will be inter-connected. As shown on the site plan, connections will be between existing and proposed buildings so that a patient or employee could literally walk indoors from one end of the campus to the other. Most connections will be above-ground, covered passageways; however, there is at least one tunnel anticipated. As noted above, the proposal will allow patients, staff and family to be easily transported from one building to another as medical needs require. For obvious reasons, this is appropriate for the transportation of individuals who are receiving active care at the hospital. They will not have to be taken out of doors or exposed to the elements to receive a variety of medical services.

As more particularly shown on the site plan, the proposed and existing buildings on campus are therefore measured at distances of up to 1500 feet on an east/west basis, and 1900 feet on a north/south basis. Thus, relief is requested to approve elevations of this distance so that the various connections between buildings can be made. From an aesthetic and architectural

ORDERED: 4/29/02
Date: 4/29/02
by: [Signature]

standpoint, there will not be one solid mass of buildings, only connections between the various existing and proposed structures.

Based upon the testimony and evidence offered, I am easily persuaded to grant the relief requested. There will clearly be no adverse impact to the health, safety and general welfare of the surrounding locale. Most of the various connecting passageways will not be visible from adjacent properties. Moreover, the need for the hospital to safely transport patients, family, and staff is a compelling factor, which justifies the relief requested.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of April, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 01-034-XA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to approve maximum building elevation widths of 1900 feet (existing Hospital to Site C) and 1800 feet (Existing Hospital to Sites B, E and F), in lieu of the maximum allowed 300 feet, pursuant to Sections 1B01.2.B.2, 502 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970 Edition), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 4/29/02
By [Signature]

LES:bjs

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 29, 2002

Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION
SE/S Charles Street and Towsontown Boulevard
(6701 North Charles Street)
9th Election District – 4th Council District
Greater Baltimore Medical Center - Petitioners
Case No. 02-353-SPHX

Dear Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas M. Goins, Vice President, Facilities Operations
GBMC, 6701 North Charles Street, Towson, Md. 21204
Messrs. Mitchell Kellman & David Locke, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Dan Hudson, 15225 Tanyard Road, Sparks, Md. 21152
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Shood PLAIN
Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 6701 North Charles Street

which is presently zoned D.R.2/RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special hearing to modify the site plan previously approved in
Case No. 01-034-XA.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6262

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Greater Baltimore Medical Center, Inc.

Name - Type or Print

Signature *Thomas M. Goins*
Thomas M. Goins, Vice President
Facilities Operations

Name - Type or Print

Signature

6701 North Charles Street (410) 828-2171

Address

Telephone No.

Baltimore,

Maryland

21204

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6262

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SK Date 2/25/02

Case No. 02-353-SPHX

ORDER RECEIVED FOR FILING
Date 4/29/02
By [Signature]
REV 9/15/98



Flood Plain Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6701 North Charles Street

which is presently zoned D.R.2/RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print _____
Signature _____
Venable, Baetjer and Howard, LLP
Company _____
210 Allegheny Avenue (410) 494-6262
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Greater Baltimore Medical Center, Inc.
Name - Type or Print _____
Signature _____
Thomas M. Goins Vice President
Facilities Operations
Name - Type or Print _____
Signature _____
6701 North Charles Street (410) 828-2171
Address _____ Telephone No. _____
Baltimore, Maryland 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman
Name _____
210 Allegheny Avenue (410) 494-6262
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By BH Date 2/25/02

Case No. 02-353-SPHX

2009/11/15/98

ORDER FOR FILING

Date

By

PETITION FOR SPECIAL EXCEPTION

Petitioner is requesting a special exception pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970) for approval of maximum building elevation widths of 1900 feet (Existing Hospital to Site C) and 1800 feet (Existing Hospital to Sites B, E, and F) in lieu of the maximum permitted 300 feet.

ORDER RECEIVED FOR FILING

Date

4/29/12

By

Rep

353

**Description to Accompany Petition
For Special Hearing and Special Exception**

44.36 Acre Parcel

East of Charles Street

South of Towsontown Boulevard

Southwest of Osler Drive

Ninth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

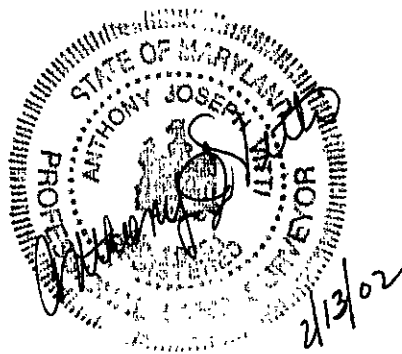
Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Charles Street with the centerline of Bellona Avenue, (1) Northwesterly along the center line of Charles Street 2140 feet, more or less, and thence (2) Northeasterly 250 feet, more or less to the point of beginning, thence running the thirty-seven following courses and distances, viz: (1) North 44 degrees 22 minutes 37 seconds West 425.32 feet, thence (2) North 90 degrees 00 minutes 00 seconds West 247.87 feet, thence (3) North 45 degrees 25 minutes 27 seconds West 146.35 feet, thence (4) North 00 degrees 27 minutes 34 seconds West 131.73 feet, thence (5) North 71 degrees 50 minutes 25 seconds West 445.89 feet, thence (6) North 19 degrees 46 minutes 34 seconds East 504.77 feet, thence (7) North 64 degrees 52 minutes 51 seconds East 466.39 feet, thence (8) North 28 degrees 07 minutes 05 seconds West 265.62 feet, thence (9) North 21 degrees 52 minutes 55 seconds East 278.20 feet, thence (10) North 51 degrees 52 minutes 55 seconds East 218.49 feet, thence (11) South 37 degrees 58 minutes 56 seconds East 398.65 feet, thence (12) South 06 degrees 51 minutes 10 seconds West 180.08 feet, thence (13) South 03 degrees 04 minutes 45 seconds East

115.34 feet, thence (14) South 45 degrees 19 minutes 39 seconds East 203.55 feet, thence (15) South 60 degrees 10 minutes 05 seconds East 263.38 feet, thence (16) North 36 degrees 08 minutes 31 seconds East 187.46 feet, thence (17) South 78 degrees 06 minutes 33 seconds East 122.08 feet, thence (18) South 64 degrees 49 minutes 02 seconds East 25.29 feet, thence (19) South 43 degrees 51 minutes 40 seconds East 32.76 feet, thence (20) South 01 degree 29 minutes 43 seconds East 77.08 feet, thence (21) South 02 degrees 02 minutes 36 seconds East 82.60 feet, thence (22) South 19 degrees 28 minutes 19 seconds East 133.87 feet, thence (23) South 21 degrees 01 minute 54 seconds East 74.19 feet, thence (24) South 27 degrees 01 minute 05 seconds East 90.69 feet, thence (25) South 48 degrees 20 minutes 24 seconds East 100.31 feet, thence (26) South 61 degrees 08 minutes 02 seconds East 50.96 feet, thence (27) South 75 degrees 05 minutes 07 seconds East 67.24 feet, thence (28) South 21 degrees 44 minutes 06 seconds West 114.52 feet, thence (29) South 00 degrees 27 minutes 44 seconds East 105.40 feet, thence (30) South 23 degrees 51 minutes 31 seconds East 179.70 feet, thence (31) South 24 degrees 56 minutes 34 seconds West 124.29 feet, thence (32) South 78 degrees 00 minutes 24 seconds West 122.82 feet, thence (33) South 60 degrees 39 minutes 54 seconds West 230.06 feet, thence (34) North 50 degrees 46 minutes 25 seconds West 307.69 feet, thence (35) South 45 degrees 37 minutes 00 seconds West 129.00 feet, thence (36) North 44 degrees 22 minutes 53 seconds West 15.51 feet, and thence (37) South 51 degrees 46 minutes 55 seconds West 212.05 feet to the point of beginning; containing 44.36 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 8, 2002

Project No. 89014.D3



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10128

DATE 2/25/02 ACCOUNT R001-006-6150
AMOUNT \$ 550.00

RECEIVED FROM: Venable Baetjer & Howard
FOR: Special Hearing & Sprinkler
Exception

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 353

PAID RECEIPT

PAYMENT ACTUAL TIME
2/25/2002 2/25/2002 10:12:29
REG 0306 CASHIER 0306 LBN DRAWER 5
RECEIPT # 252942 OFLN
Dept 5 52B ZONING VERIFICATION
CR NO. 010128
Recpt Tot 550.00
550.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-353-SPHX
6701 N. Charles Street
SE/corner of N. Charles Street and Towsontowne Blvd.
9th Election District
4th Councilmanic District
Legal Owner(s): Thomas M. Goins GBMC

Special Hearing: to modify the site plan previously approved in case number 01-034-XA. **Special Exception:** for approval of maximum building elevation widths of 1900 feet and 1800 feet in lieu of the maximum permitted 300 feet.

Hearing: Friday, April 19, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/010 Apr. 4 C529859

CERTIFICATE OF PUBLICATION

4/4/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/4/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-353-SPHX

Petitioner/Developer: THOMAS M.
GOINS GBMC

Date of Hearing/Closing: 4/19/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6701 N. CHARLES ST

The sign(s) were posted on 3/30/02
(Month, Day, Year)

Sincerely,

[Signature] 3/30/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

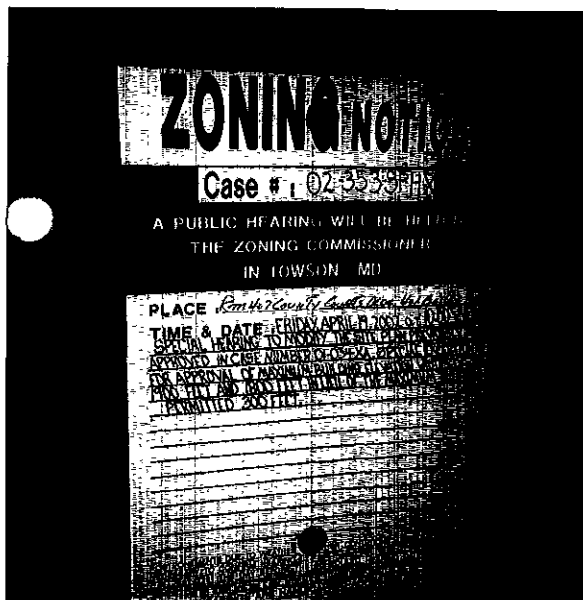
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-353-SPH X

Petitioner: Greater Baltimore Medical Center, Inc.

Address or Location: 6701 North Charles Street

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2002 Issue -- Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-353-SPHX
6701 N Charles Street
SE/corner of N Charles Street and Towsontowne Blvd
9th Election District – 4th Councilmanic District
Legal Owner: Thomas M Goins GBMC

Special Hearing to modify the site plan previously approved in case number 01-034-XA.
Special Exception for approval of maximum building elevation widths of 1900 feet and 1800 feet in lieu of the maximum permitted 300 feet.

HEARING: Friday, April 19, 2002 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT CDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-353-SPHX
6701 N Charles Street
SE/corner of N Charles Street and Towsontowne Blvd
9th Election District – 4th Councilmanic District
Legal Owner: Thomas M Goins GBMC

Special Hearing to modify the site plan previously approved in case number 01-034-XA.
Special Exception for approval of maximum building elevation widths of 1900 feet and 1800 feet in lieu of the maximum permitted 300 feet.

HEARING: Friday, April 19, 2002 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon G.D.'Z
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Thomas M Goins, Greater Baltimore Medical Center Inc, 6701 N Charles Street,
Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 4, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 12, 2002

Mr. Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-353-SPHX, 6701 N Charles Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 25, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c Mr. Thomas M Goins VP, Greater Baltimore Medical Center Inc,
6701 N Charles Street, Baltimore 21204
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: Michael E. Harris - 344
Frederick L. Matusky - 350
Pamela D. Redfery - 352
Thomas M. Goins - 353
Joseph W. Schmitz, Jr. - 354
Harold C. Green - 356

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No: 344, 350, 352, 353, 354, 356

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/HBT*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: 353 NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3 . 8 . 02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 353 BR

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 139. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
6701 N. Charles Street, SE/cor N. Charles St &
Towsontowne Blvd
9th Election District, 4th Councilmanic

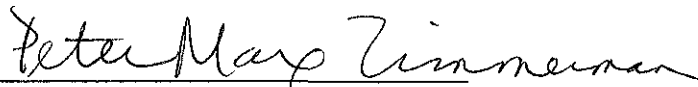
Legal Owner: Greater Baltimore Medical Center, Inc.
Petitioner(s)

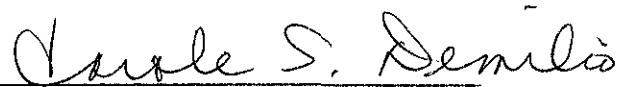
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-353-SPHX

* * * * *

ENTRY OF APPEARANCE

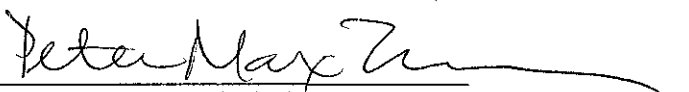
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 16, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NE/S Charles Street, 2,140' N of the c/l Bellona Avenue
(6501 North Charles Street)
9th Election District – 4th Councilmanic District
Sheppard and Enoch Pratt Hospital - Petitioner
Case No. 01-034-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. John J. Kent, Jr., Acting President & CEO, and Lindsay Thompson
Sheppard & Enoch Pratt Hospital, 6501 N. Charles Street, Towson, Md. 21204
Mr. Phillip J. O'Marra, Senior Vice President, Greater Baltimore Medical Center
6701 North Charles Street, Towson, Md. 21204
Messrs. Rick Hoehn & Mitch Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
People's Counsel; Case File



IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE – NE/S Charles Street, *
 2,140' N of the c/l Bellona Avenue * ZONING COMMISSIONER
 (6501 North Charles Street)
 9th Election District * OF BALTIMORE COUNTY
 4th Council District *
 Sheppard and Enoch Pratt Hospital , Owners;
 Greater Baltimore Medical Ctr., Cont. Pur. *
 Petitioners * Case No. 01-034-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Sheppard and Enoch Pratt Hospital, and the Greater Baltimore Medical Center, Contract Purchaser, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief again for a portion of the property, known as 6501 North Charles Street, owned by Sheppard and Enoch Pratt Hospital. In the instant case, the Petitioners request a special exception, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.), to approve maximum building elevation widths of 425 and 510 feet for proposed Site B, 380 and 535 feet for proposed Site E, and 810 and 1100 feet for proposed Sites B and F, in lieu of the maximum allowed 300 feet, and variance relief as follows: 1) From Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 30 feet for Sites B, E and F (See B1, B7, E1, E2, and F1); 2) from Sections 1B02.2.A, 203.4 and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building a garage heights of 90 feet and 60 feet, respectively, in lieu of the maximum allowed 50 feet in the D.R.2 and R.O. zones for Sites B, E and F (See B2, B3, E3, E4, F5 and F6); 3) from Sections 1B01.2.C.3 and 504 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P. to permit a minimum distance between a building and the centerline of a street to be 20 feet in lieu of the required 50 feet in the D.R.2 zone for Site B (See B4); 4)

from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building rear to building rear of 15 feet in lieu of the required 80 feet in the D.R.2 zone for Site B (See B5); 5-7) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a front setback to property line of 30 feet in lieu of the required 60 feet in the D.R.2 zone for Site B (See B6), rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F2), and side yard setbacks of 0 feet in lieu of the required 30 feet in the D.R.2 zone for Site F (See F3); 8-10) from Sections 1B02.2.B, 203.4 and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 20 feet in the R.O. zone for Site F (See F3), to permit rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F4), and to permit rear yard setbacks of 0 feet in lieu of the required 30 feet in the R.O. zone for Site F (See F4); and, 11-12) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building front to building front of 50 feet in lieu of the required 120 feet in the D.R.2 zone for Site F (See F7), and to permit a minimum distance from building front to building side of 50 feet in lieu of the required 90 feet in the D.R.2 zone for Site F (See F8). The subject property and relief sought is more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Lindsay Thompson, a representative of Sheppard and Enoch Pratt Hospital, property owners, and Phillip J. O'Marrah, Senior Vice President of Greater Baltimore Medical Center, Contract Purchasers. Also appearing in support of the request were Rick Hoehn and Mitchell Kellman with Daft-McCune-Walker, Inc., the engineering firm that prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The Sheppard and Enoch Pratt Hospital and its campus are a well-known landmark in the Towson community. It has existed at this location for many years. Vehicular access to the site is by way of an entrance from Charles Street (Maryland Route 139) to the southwest and Osler

Drive to the northeast. The relief requested relates to only a portion of the property owned by Sheppard and Enoch Pratt Hospital. That portion of the property at issue in the instant case is identified as Sites B, E and F, which are located in the central and southern areas of the overall tract owned by Sheppard Pratt Hospital, immediately adjacent to the Greater Baltimore Medical Center property. Sites B, E and F collectively contain 14.4 acres in area, and are split zoned D.R.2, R.O., and O.R. Presently, Sites B, E and F are improved with buildings, parking areas, and open space used in connection with the operation of the hospital. The buildings include a three-story meeting house, a three-story structure known as the Forbus School, a three-story residential treatment building, and a gymnasium. Sheppard Pratt Hospital proposes to convey Sites B, E and F to the Greater Baltimore Medical Center for future development with a series of buildings that will be used for medical offices and parking. It was anticipated that the proposed development will be phased in over a period of possibly as long as 15 to 20 years. Three separate buildings are proposed and are more particularly shown on Petitioner's Exhibit 1C. In addition to the medical office buildings, parking garages are proposed to provide a sufficient number of parking spaces.

Based on the testimony and evidence offered, I am persuaded to grant the relief requested. The Petitioner has met the requirements of Sections 502.1 and 307 of the B.C.Z.R. for special exception and variance relief to be granted. It is to be noted that the variances are internal in nature and will not impact any adjacent properties. The most immediately adjacent property owner is Greater Baltimore Medical Center which will be acquiring the site for its proposed medical office buildings. There were no Protestants present at the hearing and no adverse Zoning Advisory Committee comments from any Baltimore County reviewing agency. Thus, the relief requested shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 2000 that the Petition for Special Exception, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section

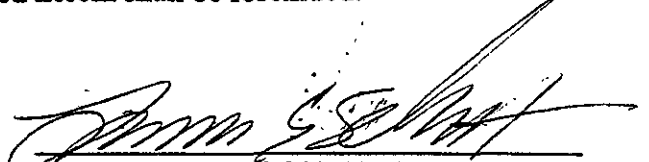
V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.), to approve maximum building elevation widths of 425 and 510 feet (Site B), 380 and 535 feet (Site E), and 810 and 1100 (Sites B and F), in lieu of the maximum allowed 300 feet, in accordance with Petitioner's Exhibit 1C, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows:

1) From Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 30 feet for Sites B, E and F (See B1, B7, E1, E2, and F1); 2) from Sections 1B02.2.A, 203.4 and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building a garage heights of 90 feet and 60 feet, respectively, in lieu of the maximum allowed 50 feet in the D.R.2 and R.O. zones for Sites B, E and F (See B2, B3, E3, E4, F5 and F6); 3) from Sections 1B01.2.C.3 and 504 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P. to permit a minimum distance between a building and the centerline of a street to be 20 feet in lieu of the required 50 feet in the D.R.2 zone for Site B (See B4); 4) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building rear to building rear of 15 feet in lieu of the required 80 feet in the D.R.2 zone for Site B (See B5); 5-7) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a front setback to property line of 30 feet in lieu of the required 60 feet in the D.R.2 zone for Site B (See B6), rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F2), and side yard setbacks of 0 feet in lieu of the required 30 feet in the D.R.2 zone for Site F (See F3); 8-10) from Sections 1B02.2.B, 203.4 and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 20 feet in the R.O. zone for Site F (See F3), to permit rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F4), and to permit rear yard setbacks of 0 feet in lieu of the required 30 feet in the R.O. zone for Site F (See F4); and, 11-12) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building front to building front of 50 feet in lieu of the required 120 feet in the D.R.2 zone for Site F (See F7), and to permit a minimum distance from building front to building side of

50 feet in lieu of the required 90 feet in the D.R.2 zone for Site F (See F8), in accordance with Petitioner's Exhibit 1C, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

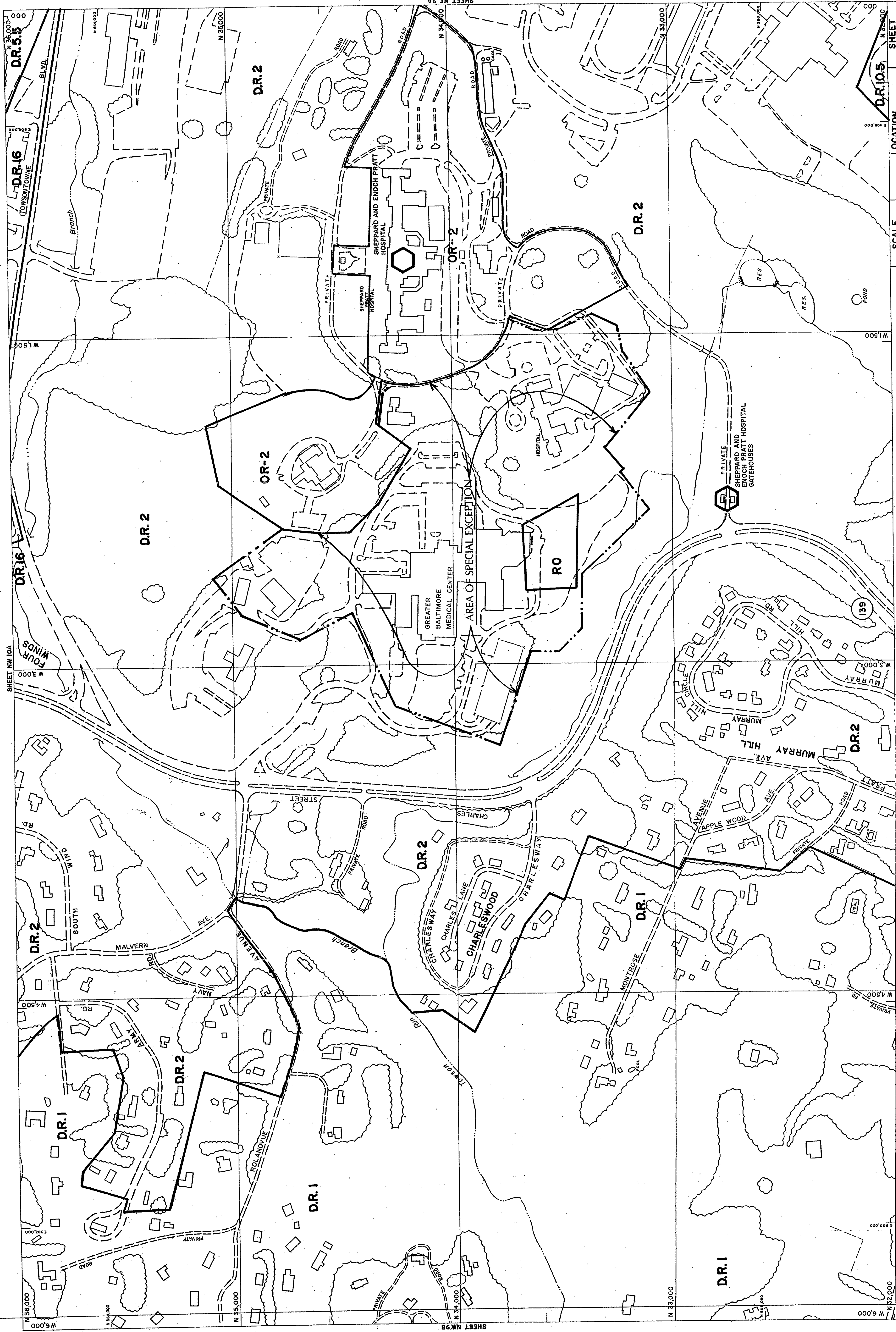
LES:bjs

Case Number _____

PLEASE PRINT LEGIBLY

CITIZEN'S SIGN-IN SHEET

[illegible]



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
REVISIONS TO THE MAP WERE MADE BY
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Joseph B. Battaglia
Chairman, County Council

SCALE	LOCATION
1" = 200' ±	RUXTON
DATE OF PHOTOGRAPHY JANUARY 1986	TOWSON
NW.	9-A

APPLICANT / OWNER
GREATER BALTIMORE MEDICAL CENTER, INC.
6701 NORTH CHARLES STREET
SHEPARD AND ENOCH PRATT HOSPITAL
21204
410-296-4705
FDM # 18-843
DEC 8 12301L DIST. SC4
SHEPARD PRATT FDM # 93-977
SHEPARD PRATT FDM # 93-977
CENSUS TRACTS 1005.04
WATERSHED NUMBER 23
SUBDIVISION NUMBER 55
PROJ. ZONING CASE NUMBER
FOR SITES B.E. & F. D-034-A

DMW
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-5333
Fax 296-4705
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

GBMC
GREATER BALTIMORE MEDICAL CENTER
Plan to Accompany Petition for
Special Hearing & Special Exception
ZONING
APPROVED 2000
FEBRUARY 4, 2002
COUNCILMANIC DISTRICT 4

DATE	BY	REVISIONS	REVIEW:	DATE
			SID:	
			PERMIT:	
			CONSTRUCTION:	
			BASE:	
			DESIGNED BY:	
			CHECKED BY:	
			DATE CHECKED:	
			PROJECT NO.:	8904.03
			SCALE:	1"=200'
			DRAWING:	